

**Solicitation Number:**  
**VA101-16-R-0187**

**Notice Type:**

Sources Sought

**Synopsis:**

The Department of Veterans Affairs (VA), Office of Construction and Facilities Management, Office of Real Property (ORP), Washington, DC, is conducting market research/seeking capable sources from bondable and experienced firms, classified as small business, that are interested in a forecasted lease project for a VA Fredericksburg office located in Fredericksburg, VA, of 19,970 net usable feet (nurf). All firms designated as Service Disabled Veteran Owned Small Business (SDVOSB) or Veteran Owned Small Business (VOSB) must be registered as such in [www.vip.vetbiz.gov](http://www.vip.vetbiz.gov).

The NAICS Code is 531120: Lessors of Nonresidential Buildings. The small business size standard is \$38.5 million. Responses to this notice will assist ORP in determining if the acquisition should be set-aside for competition restricted to SDVOSB or VOSB concerns in accordance with 38 USC Sec. 8127.

The magnitude of the anticipated construction/build-out for each project is:

Between \$1,000,000 and \$2,000,000.

VA makes monthly lease rental payments in arrears upon facility acceptance and may elect to make a single lump-sum payment or amortize over the course of the firm term for specified tenant improvements. VA makes no progress payments during the design or construction/build-out phases of the project.

This is not a request for proposals, only a request for information for planning purposes, and does not constitute a solicitation. A solicitation may or may not be issued. This notice is being published in accordance with Federal Acquisition Regulation 19.14 and VA Acquisition Regulation 819.70.

**Project Requirements:**

ORP seeks information from Offerors who are capable of successfully performing a lease contract, with possible repair, alterations, and build-out of existing office space, inclusive of all options, as well as all maintenance and operation requirements for the duration of the lease term. More information on VA's requirements can be found on its Technical Information Library: <http://www.cfm.va.gov/til/>.

SDVOSB, VOSB, and Small Business firms are invited to provide information to contribute to the market research for this project. SDVOSB and VOSB firms must be registered in VA's Vendor Information Pages (VIP) site at <https://www.vip.vetbiz.gov/>. All business concerns must have the technical skills and financial capabilities necessary to perform the stated requirements. All business concerns are requested to submit a Capabilities Statement to VA for review.

SDVOSB and VOSB firms may provide a Capabilities Statement if they are interested in participating in this project. A submission checklist and information sheet is provided below for firms to fill out and submit, which will serve as the firm's Capabilities Statement.

**Capabilities Statement Will Include:**

1. Company name, address, point of contact, phone number, Dunn & Bradstreet number, and e-mail address;
2. Evidence of SDVOSB or VOSB status through registration at VIP (<https://www.vip.vetbiz.gov/>);
3. Evidence of ability to offer under NAICS Code 531120 and listing in the System for Award Management ([www.SAM.gov](http://www.SAM.gov)), including a copy of the representations and certifications made in that system;
4. A summary describing at least three (3) projects of similar size and scope completed in the past five (5) years that demonstrate your company's experience designing, building out, and managing Federal leased facilities or health care facilities relevant to the project described above. (3-page limit);
5. Evidence of your company's bonding capacity to meet a bid bond of \$100,000, and evidence from a surety of capability to obtain payment and performance bonds in values based on the project magnitude listed above; and
6. Evidence of capability to obtain financing for a project of this size.  
If desired, the company may also submit a narrative describing its capability.

Although this notice focuses on SDVOSB and VOSB, we encourage all small businesses and other interested parties to respond for market research purposes.

All interested parties should respond to this notice no later than 4:00 pm Eastern Time on November 14, 2016. Please submit your response to [LeasingSourcesSought@va.gov](mailto:LeasingSourcesSought@va.gov). Note that this mailbox will only accept e-mails of 5MB in size or smaller. If your attachments exceed this size, please send multiple emails.

**CAPABILITIES STATEMENT  
SUBMISSION CHECKLIST AND INFORMATION SHEET**

**Fredericksburg, VA Office Space  
VA101-16-R-0187**

***Please send this information sheet and supporting documentation to  
[LeasingSourcesSought@va.gov](mailto:LeasingSourcesSought@va.gov) no later than 4:00 pm Eastern Time on November 14, 2016.***

Company name:

Company address:

Dunn & Bradstreet number:

Point of contact and Phone Number:

Email address:

The following items are attached to this Capabilities Statement:

- ☐ Evidence of SDVOSB or VOSB status through registration at VIP (<https://www.vip.vetbiz.gov/>);
- ☐ Evidence of ability to offer under NAICS Code 531120 and listing in the System for Award Management ([www.SAM.gov](http://www.SAM.gov)), with representations and certifications;
- ☐ A summary describing at least three (3) projects of similar size and scope completed in the past five (5) years that demonstrate the company's experience designing, building out, and managing Federal leased facilities relevant to (input project specific NUSF). (3-page limit);
- ☐ Evidence of the company's bonding capacity to meet a bid bond of \$100,000, and payment and performance bonds in the range above from surety; and
- ☐ Evidence of capability to obtain financing for a project of this size.

If desired, the company may also submit a narrative describing its capability, not to exceed two (2) pages.

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Title)